

BOARD OF APPEAL REFERRALS

JULY 7, 1977

1. Z-3882 Edward Ashby
53 Georgia Street, Roxbury
2. Z-3884 John Kokovidis
26-28 Higgins Street, Allston
3. Z-3885 George R. Carey
133 Charles Street, Boston
4. Z-3887 Patricia M. Gillooly
30 Pratt Street, Allston
5. Z-3888 Dietz Realty Trust
331 Newbury Street, Boston
6. Z-3895 Pilgrim Management Corporation
753-757 Boylston Street, Boston
7. Z-3900 New England Casket Co.
1141 Bennington Street, East Boston
8. Z-3901 William H. Kent, Trustee
80 Boylston Street Trust
74-84 Boylston Street, Boston
9. Z-3903 6 Union Park Associates
6(r) Union Park, Boston
10. Z-3904 Armenouhy D. Manuelian
16 Fayette Street, Boston

MEMORANDUM

July 7, 1977

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert F. Walsh, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 7/12/77

Petition No. Z-3882
 Edward Ashby
 53 Georgia Street, Roxbury
 near Blue Hill Avenue

2½-story frame structure - apartment (H-1) district.

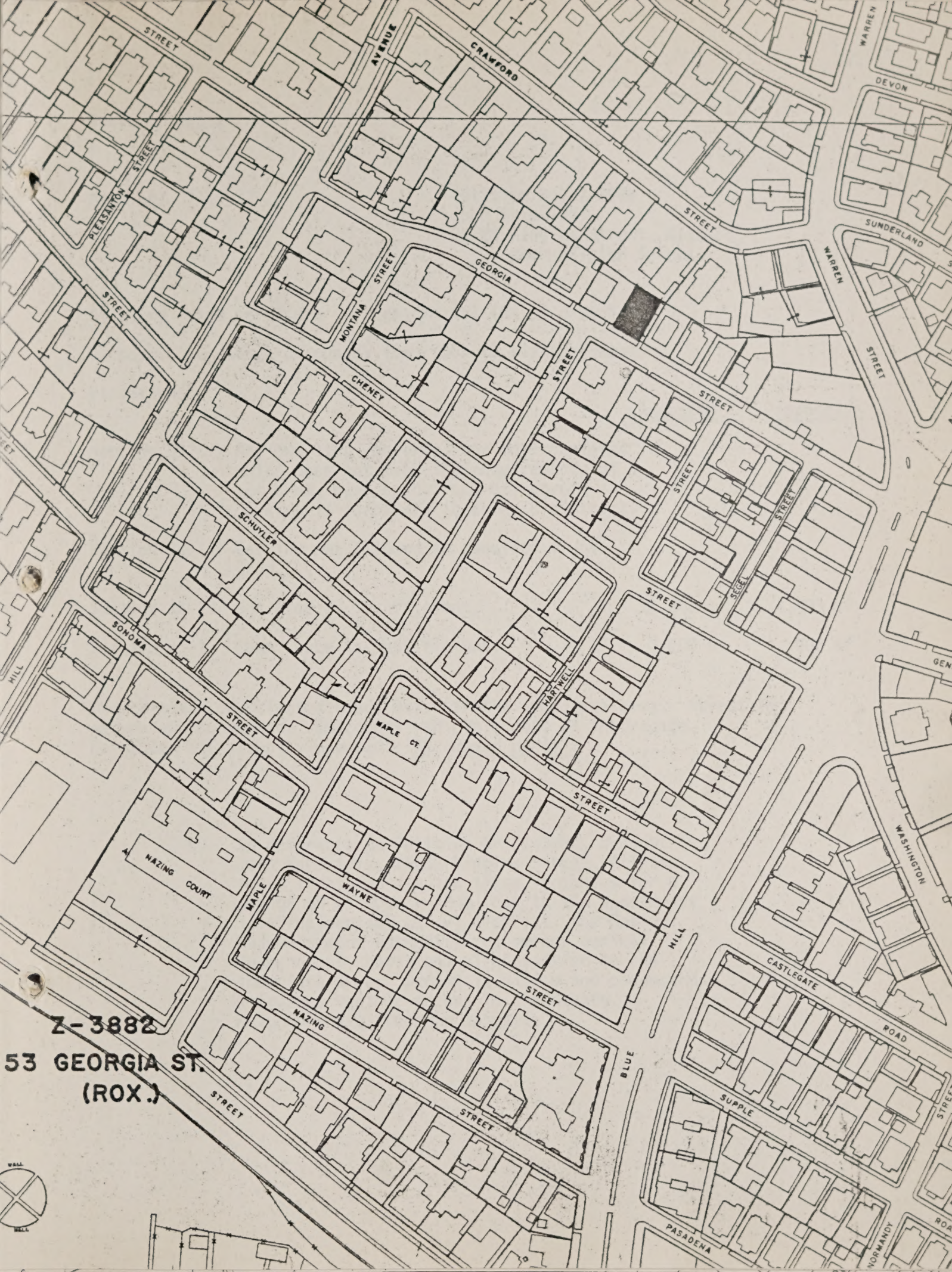
Purpose: to change occupancy from one-family to two-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirement for lot area is forbidden in an H-1 district.		
Section 14-2. Lot area for additional unit is insufficient.	6,000 sf	4,570 sf
Section 20-1. Rear yard is insufficient.	11 ft.	

Additional unit would be compatible with residential nature of the street. However, a sign on the front lawn indicates the existence of a church (Savior of God Apostolic Baptist Church) at rear of dwelling. Permit application does not include this facility. Recommend denial.

VOTED: In reference to Petition No. Z-3882, brought by Edward Ashby, 53 Georgia Street, in the Washington Park Urban Renewal Area, for a forbidden use and two variances for a change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Additional unit would be compatible with residential nature of the street. However, a sign on the front lawn indicates the existence of a church (Savior of God Apostolic Baptist Church) at rear of dwelling. Permit application does not include this facility.



Z-3882

53 GEORGIA ST.
(ROX.)

Board of Appeal Referrals 7/7/77

Hearing: 7/19/77

Petition No. Z-3884
 John Kokovidis
 26-28 Higgins Street, Allston
 near Allston Street

2½-story frame structure - residential (R-.8) district.

Purpose: to change occupancy from four to six apartments.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirements of lot area, open space, and off-street parking is forbidden in an R-.8 district.		
Section 10-1. Parking not allowed in required front yard.		
Section 14-1. Lot area is insufficient.	12,500 sf	4,893 sf
Section 17-1. Open space is insufficient.	800 sf	466 sf

Overcrowded conditions already exist in the immediate area. Street is narrow and congested. Emergency vehicle access is inadequate. Neighbors are strongly opposed. Recommend denial.

VOTED: In reference to Petition No. Z-3884, brought by John Kokovidis, 26-28 Higgins Street, Allston, for a forbidden use and three variances for a change of occupancy from four to six apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Overcrowded conditions already exist in the immediate area. Street is narrow and congested. Emergency vehicle access is inadequate. Neighbors are strongly opposed.

STANLEY A. RINGER
PLAYGROUND
Z-3884
26-28 HIGGINS ST.
(BRI.)



Board of Appeal Referrals 7/7/77

Hearing: 7/19/77

Petition No. Z-3885
George R. Carey
133 Charles Street, Boston
near Revere Street

Four-story structure - local business (L-2-65) district.

Purpose: to change occupancy from four apartments, retail store, and accessory delicatessen to four apartments, retail store, accessory delicatessen, and restaurant.

Violation:

Section 8-7. Sale over the counter of on-premises-prepared food or drink for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out is conditional in an L-2-65 district.

A small sandwich take-out counter would be accessory to delicatessen operation. Beacon Hill Civic Association has no objection. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3885, brought by George R. Carey, 133 Charles Street, Boston, for a conditional use for a change of occupancy from four apartments, retail store, and accessory delicatessen to four apartments, retail store, accessory delicatessen, and restaurant in a local business (L-2-65) district, the Boston Redevelopment Authority recommends approval provided that the hours of operation are limited to 6 A.M. to midnight and that all necessary licenses are obtained.

Board of Appeal Referrals 7/7/77

Hearing: 7/19/77

Petition No. Z-3887
Patricia M. Gillooly
30 Pratt Street, Allston
near Linden Street

2½-story frame structure - residential (R-.8) district.

Purpose: to change occupancy from two-family dwelling to three-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an R-.8 district.		
Section 14-1. Lot area is insufficient.	8,000 sf	4,000 sf

Proposal would create a density inimical to this one- and two-family street. There are no provisions for off-street parking. Congested conditions could impair emergency vehicular access. Neighbors and community leaders are strongly opposed. Recommend denial.

VOTED: In reference to Petition No. Z-3887, brought by Patricia M. Gillooly, 30 Pratt Street, Allston, for a forbidden use and a variance for a change of occupancy from a two-family dwelling to a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposal would create a density inimical to this one- and two-family street. There are no provisions for off-street parking. Congested conditions could impair emergency vehicular access. Neighbors and community leaders are strongly opposed.



Z-3887

30 PRATT ST.
(ALLSTON)

Board of Appeal Referrals 7/7/77

Hearing: 7/19/77

Petition No. Z-3888
Dietz Realty Trust
331 Newbury Street, Boston
near Hereford Street

Two-story structure - general business (B-4-70) district.

Purpose: to change occupancy from recording studio and offices to recording studio, offices, and recording school.

Violation:

Section 8-7. A recording school is conditional in a B-4-70 district.

Use will be compatible with the commercial-institutional nature of the immediate area. Recommend approval.

VOTED: In reference to Petition No. Z-3888, brought by Dietz Realty Trust, 331 Newbury Street, Boston, for a conditional use for a change of occupancy from recording studio and offices to recording studio, offices, and recording school in a general business (B-4-70) district, the Boston Redevelopment Authority recommends approval. Use will be compatible with the commercial-institutional nature of the immediate area.



CHARLES ST

THE BOWEN HOTEL

BOSTON
ACADEMY

FRANCIS
OF MARY

BOSTON
CONSERVATORY
OF MUSIC

STREET

HAVILAND

PARKING

EDGELEY

STONEHOLM

STREET

STREET

CHARLES
NEWCOMB
SQUARE

STREET

RAMP

NEWBURY

MASSACHUSETTS
AVE
MTA
STATION

SHERRY

HOTEL

BELVIDERE

STREET

ST CECILIA
R.C.
CHURCH

SCOTIA

STREET

ST CECILIA

CAMBRIA

STREET

RAILROAD

DALTON

RING

CITY

AUDITORIUM

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

331 NEWBURY ST.
(B.P.)

Z-3888

ST GERMAIN

PARKING

STREET

PARKING

HOTEL

Board of Appeal Referrals 7/7/77

Hearing: 7/19/77

Petition No. Z-3895
Pilgrim Management Corporation
753-757 Boylston Street, Boston
near Fairfield Street

Eight-story structure - general business (B-10-155) district.

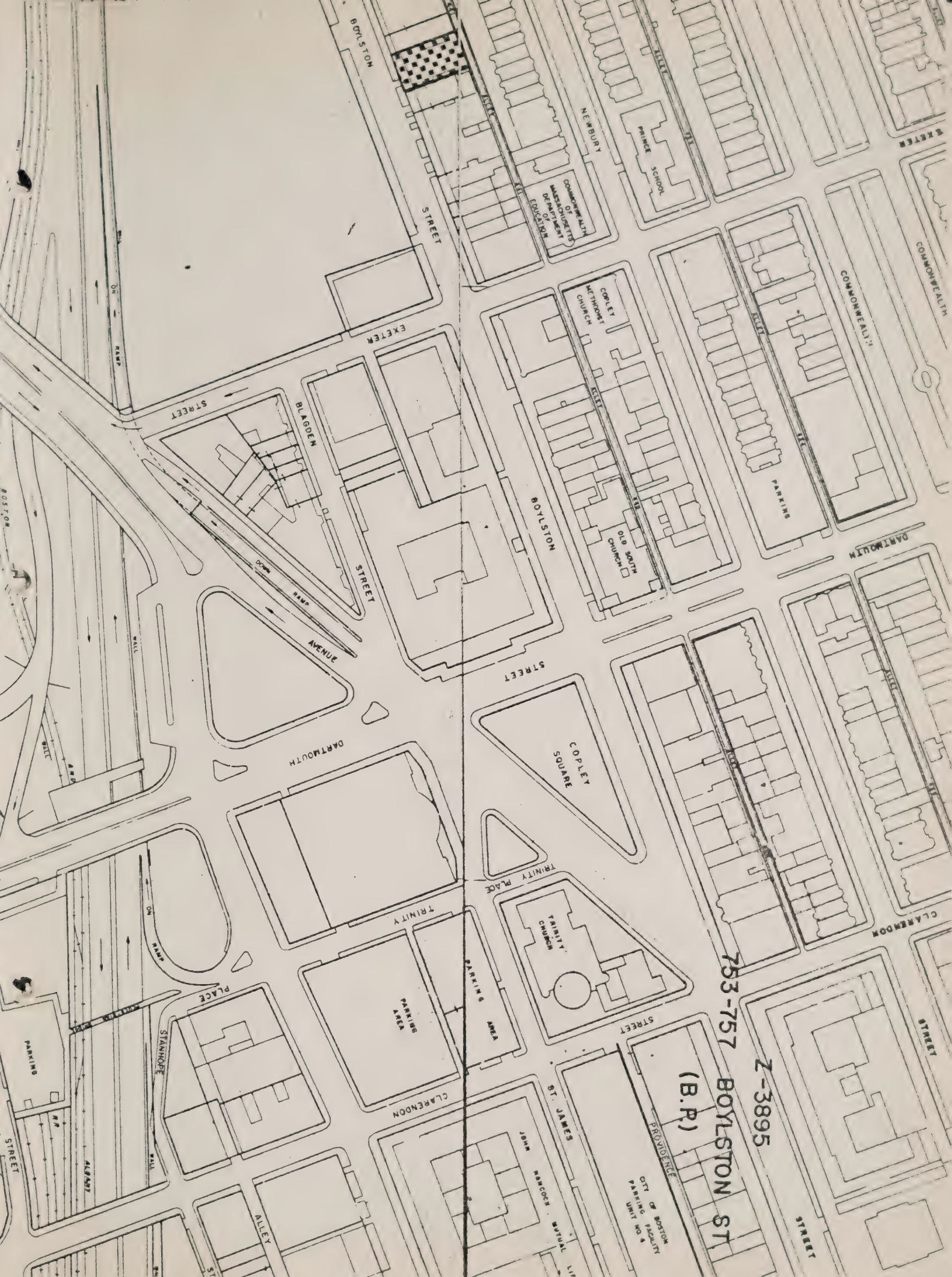
Purpose: to change occupancy from stores, restaurant, and offices, to stores, restaurant, offices, and school.

Violation:

Section 8-7. A trade, professional, or other school is conditional in a B-10 district.

School, providing instruction in guitar playing, is consistent with existing trade-professional schools and the commercial context of the area. Public transportation is convenient to the building. Recommend approval.

VOTED: In reference to Petition No. Z-3895, brought by Pilgrim Management Corporation, 753-757 Boylston Street, Boston, for a change of occupancy from stores, restaurant, and offices to stores, restaurant, offices, and school in a general business (B-10-155) district, the Boston Redevelopment Authority recommends approval. School is consistent with existing trade-professional schools and the commercial context of the area.



Z-3895
753-757 BOYLSTON ST
(B.P.)

BOYLSTON

STREET

EXETER

STREET

BLADEN

STREET

AVENUE

BOYLSTON

STREET

COPLEY
SQUARE

TRINITY PLACE

TRINITY

CLARENDON

PLACE

STANDHOPE

ALLEY

ST. JAMES

STREET

CLARENDON
STREET

STREET

CLARENDON

STREET

COMMONWEALTH

COMMONWEALTH

PARKING

PRINCE SCHOOL

COMMONWEALTH
DEPT. OF
EDUCATION

COPLEY
CHURCH

OLD
CHURCH

TRINITY
CHURCH

PARKING
AREA

PARKING
AREA

PARKING

STREET

Board of Appeal Referrals 7/7/77

Hearing: 7/12/77

Petition No. Z-3900
 New England Casket Co.
 1141 Bennington Street, East Boston
 at Austin Avenue

One-story structure - general business (B-1), manufacturing (M-1 and M-2)
 districts.

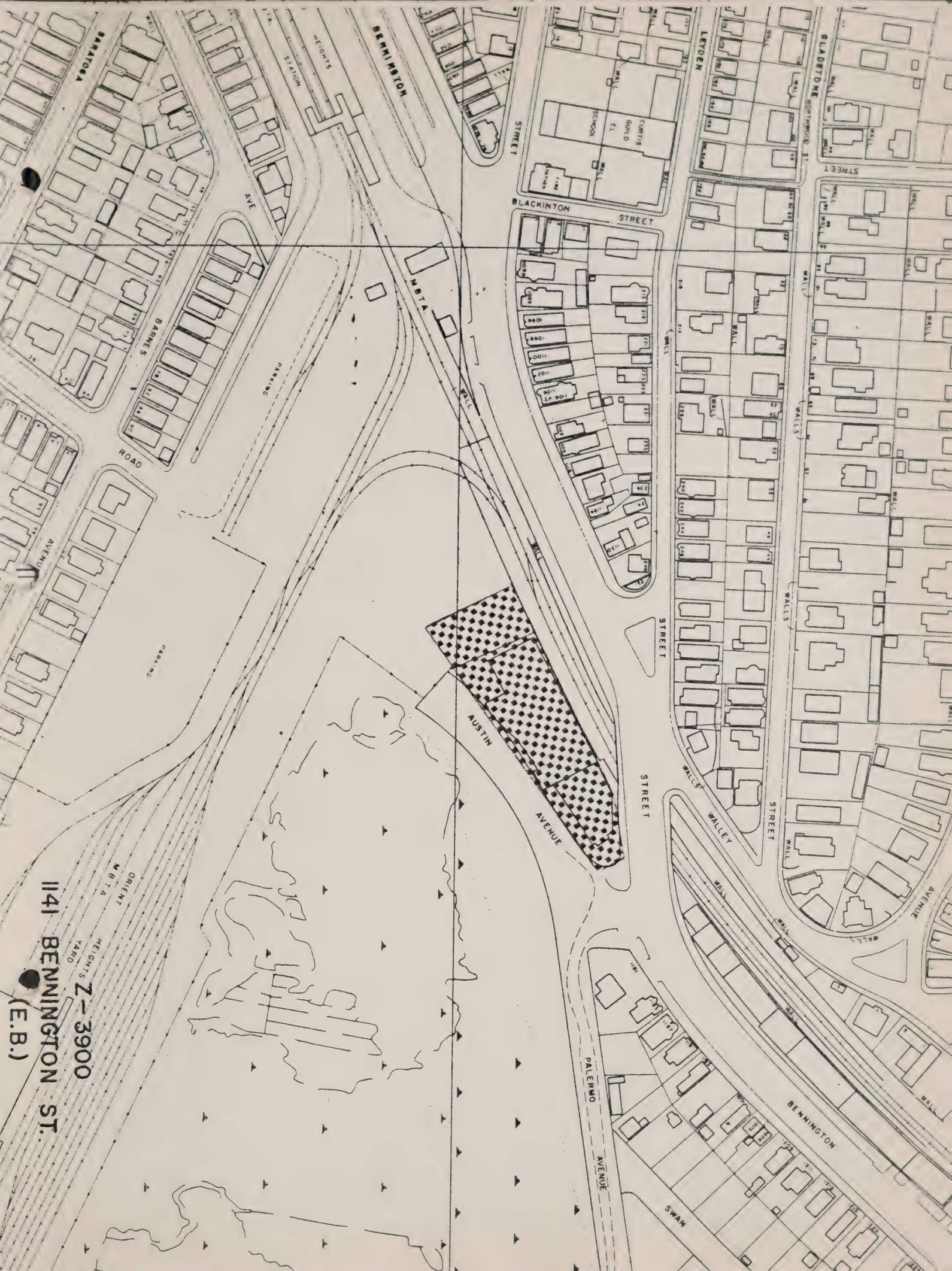
Purpose: to erect two additions to manufacturing structure.

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 18-4. Front yard is insufficient.	20 ft.	5 ft.

Violation is technical. Expansion, for casket manufacturing, fronts on Austin Avenue, an unpaved street serving only the appellant. Property abuts MBTA right of way. No community objection. Recommend approval.

VOTED: In reference to Petition No. Z-3900, brought by New England Casket Co., 1141 Bennington Street, East Boston, for a variance to erect two additions to a manufacturing structure in a general business (B-1) and manufacturing (M-1 and M-2) districts, the Boston Redevelopment Authority recommends approval. Violation is technical. Expansion fronts on Austin Avenue, an unpaved street serving only the appellant.



1141 BENNINGTON ST.
(E.B.)

Board of Appeal Referrals 7/7/77

Hearing: 7/19/77

Petition No. Z-3901
William H. Kent, Trustee
80 Boylston Street Trust
74-84 Boylston Street, Boston
at Tremont Street

Twelve-story structure - general business (B-10) district.

Purpose: to change occupancy from offices, store, restaurant, and school
to offices, store, restaurant, and two schools.

Violation:

Section 8-6. A change in a conditional use requires Board of Appeal
hearing.

School of dental laboratory technology will occupy 4500 square feet of
the seventh floor. Proposal complies with conditional use requirements.
Recommend approval.

VOTED: In reference to Petition No. Z-3901, brought by
William H. Kent, Trustee, 80 Boylston Street Trust,
74-84 Boylston Street, Boston, for a conditional
use for a change of occupancy from offices, store,
restaurant, and school to offices, store, restaurant,
and two schools in a general business (B-10) district,
the Boston Redevelopment Authority recommends approval.
Proposal complies with requirements for conditional use.

Z-3901 BOSTON
74-84 BOYLSTON ST.
(B.P.)



Board of Appeal Referrals 7/7/77

Hearing: 7/26/77

Petition No. Z-3903
 6 Union Park Associates
 6(r) Union Park, Boston
 near Shawmut Avenue

One-story masonry structure - apartment (H-3) district.

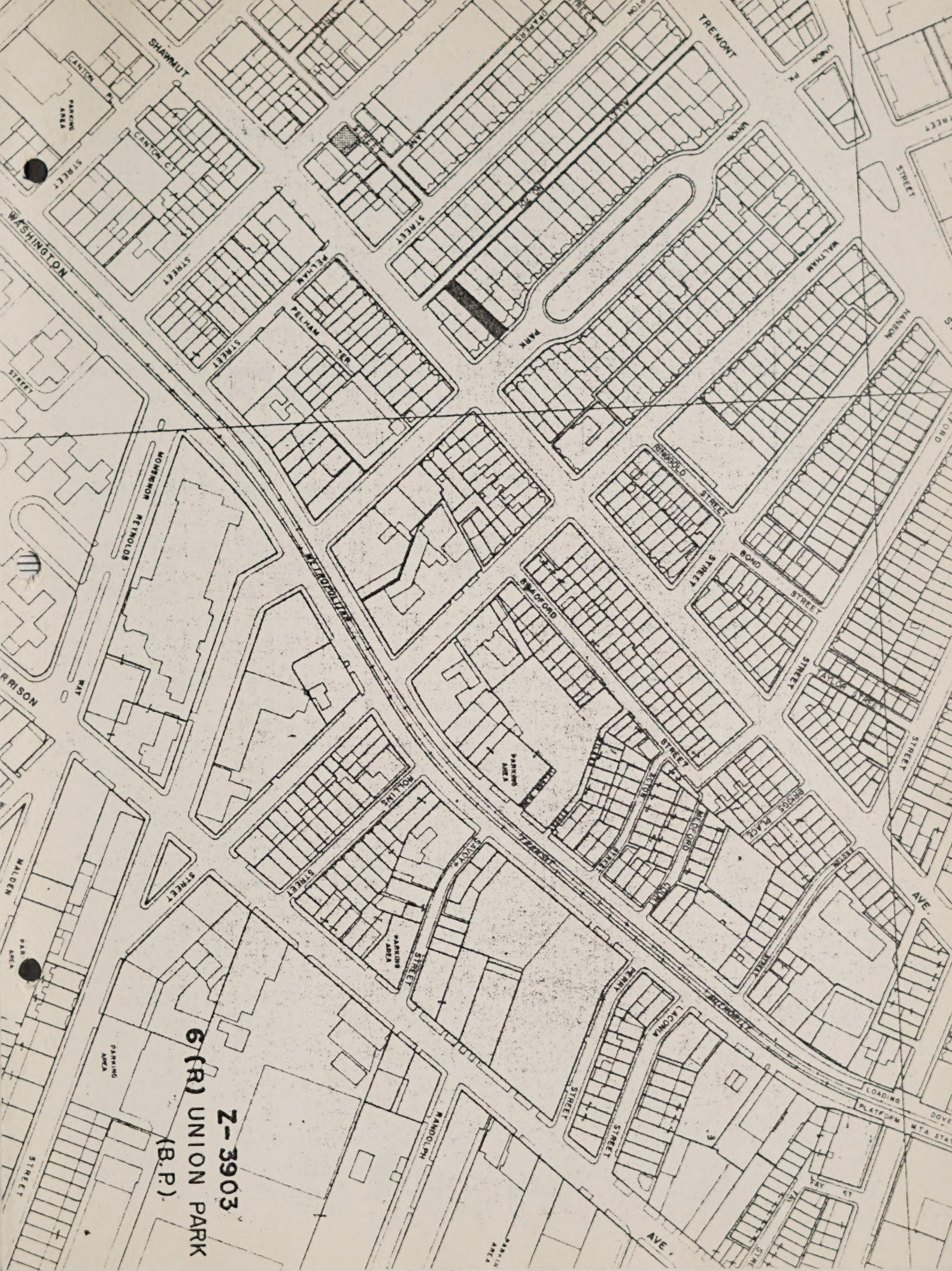
Purpose: to erect one-story addition; to change occupancy from one-car accessory garage to apartment and one-car accessory garage.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 19-4. Side yard is insufficient.	11 ft.	1 ft.
Section 20-7. Rear yard is insufficient.	15 ft.	0

Petitioner would erect residential addition over existing garage structure. Proposal is incompatible with surrounding properties and would create an undesirable precedent. There is neighborhood opposition. Recommend denial.

VOTED: In reference to Petition No. Z-3903, brought by 6 Union Park Associates, 6(r) Union Park, in the South End Urban Renewal Area, for two variances to erect a one-story addition and change occupancy from one-car accessory garage to apartment and one-car accessory garage in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Proposal is incompatible with surrounding properties and would create an undesirable precedent. There is neighborhood opposition.



Z-3903
6(R) UNION PARK
(B.P.)

Board of Appeal Referrals 7/7/77

Hearing: 7/19/77

Petition No. Z-3904
 Armenouhy D. Manuelian
 16 Fayette Street, Boston
 near Jefferson Street

Three-story structure - apartment (H-2) structure.

Purpose: to change occupancy from antique furniture sales and storage
 to four-family dwelling.

Violation:	<u>Required</u>	<u>Proposed</u>
Section 17-1. Open space is insufficient.	250 sf.	58 sf

Conversion and rehabilitation proposal will restore this residential structure. Open space deficiency is mitigated by nearby mini mall.
Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3904, brought by Armenouhy D. Manuelian, 16 Fayette Street, in the South Cove Urban Renewal Area, for a variance for a change of occupancy from antique furniture sales and storage to four-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Nearby mini mall tends to mitigate open space deficiency.



16 FAYETTE ST.
(B.P.)
Z-3904

